

SNAPSHOT of HOME Program Performance--As of 12/31/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Massachusetts**

PJ's Total HOME Allocation Received: **\$232,603,370**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	94.4 %	89.71 %	11
% of Funds Disbursed	88.6 %	83.15 %	12
Leveraging Ratio for Rental Activities	13.26	4.01	2
% of Completed Rental Disbursements to All Rental Commitments**	98.93 %	93.29 %	14
% of Completed CHDO Disbursements to All CHDO Reservations**	91.7 %	80.29 %	5
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	81.23 %	79.96 %	32
% of 0-30% AMI Renters to All Renters**	49.25 %	37.24 %	14
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.94 %	98.79 %	15
<u>Overall Ranking:</u>			3 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$25,493	\$27,114	4,694 Units 58.8 %
Homebuyer Unit	\$18,126	\$12,953	2,228 Units 27.9 %
Homeowner-Rehab Unit	\$17,539	\$20,000	637 Units 8 %
TBRA Unit	\$9,498	\$2,990	420 Units 5.3 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Massachusetts MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$164,223	\$155,033	\$18,528
State:*	\$141,741	\$99,134	\$22,785
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	43.1	51.4	95.1	49.0
Black/African American:	28.6	16.5	2.5	36.0
Asian:	1.8	3.6	0.0	0.0
American Indian/Alaska Native:	0.5	0.7	0.3	0.5
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.2	0.2	0.0	0.0
Black/African American and White:	0.1	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	0.8	0.0	0.0
Asian/Pacific Islander:	0.4	1.3	0.5	1.9

ETHNICITY:

Hispanic	24.4	25.0	1.6	12.6
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HOUSEHOLD SIZE:

1 Person:	45.2	16.8	31.6	25.0
2 Persons:	23.6	19.6	23.4	28.1
3 Persons:	16.9	25.7	13.8	26.0
4 Persons:	8.9	21.9	17.3	12.1
5 Persons:	4.2	10.5	8.5	6.7
6 Persons:	1.1	3.9	3.9	1.2
7 Persons:	0.2	1.1	0.9	1.0
8 or more Persons:	0.1	0.4	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.3	25.5	14.6	69.5
Elderly:	26.9	1.3	34.4	1.0
Related/Single Parent:	33.8	29.3	15.1	10.5
Related/Two Parent:	10.3	38.5	34.5	2.9
Other:	2.7	5.4	1.4	16.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.7	3.1 [#]
HOME TBRA:	1.8	
Other:	18.8	
No Assistance:	38.7	

of Section 504 Compliant Units / Completed Units Since 2001 930

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 3

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.05%	98.93	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.23%	91.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.23	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.26%	99.94	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.970	1.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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